

## SUMMARY

<b>FILE NO.</b>	2277	<b>Thomas Guide Map No. 627</b>
		<b>Date Received:</b> 03/31/08
		<b>Date Completed:</b> 04/02/08
		<b>Date Distributed:</b> 04/02/08
<b>ENTITY</b>	King County Water District No. 90	<b>Date Filed:</b> 03/31/03
<b>ACTION</b>	Property Owner Petition for Annexation to Permit Extension of Water Service Area/ Resolution for Annexation	
		<b>Expiration 45 Days:</b> 05/15/08
<b>TITLE</b>	Serenity Estates Annexation 04/10/08	<b>Board Meeting:</b>
<b>Location</b>	The annexation area is located within Unincorporated King County. The Serenity Estates site is generally south and east of SR 900. The site is generally north of May Valley Road and west of the Issaquah Hobart Road. Approximately 103.2 acres (one parcel)	
<b>Land Area</b>	Vacant Land (slated for future development with residential uses) None	
<b>Existing Land Use</b>		
<b>Population</b>		
<b>Assessed Valuation</b>	\$1,346,200.00	
<b>County Comprehensive Plan/County Zoning</b>	Rural Residential Use (RA); RA-5 (5 dwelling units per one acre)	
<b>City Comprehensive Plan/ Zoning</b>	Not Applicable	
<b>District Comprehensive Plan</b>	The King County Water District No. 90 Comprehensive Plan/Coordinated Water Systems Plan (2006) establishes provisions for water service to the proposed annexation area.	
<b>District Franchise</b>	The required franchise is pending, pursuant to the King County Water District No. 90 Comprehensive Plan, by agreement with King County.	
<b>Urban Growth Area (UGA)</b>	Serenity Estates Area is located within the Rural Area as established by the King County Comprehensive Plan.	
<b>SEPA Declaration:</b>	An Environmental Checklist was prepared for Serenity Estates Area. A Determination of Non-Significance was issued in March 2008.	

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s)** Reagan Dunn; Kathy Lambert

**King County:** Clerk of Council, Department of Natural Resources (DNR); Department of Development and Environmental Services (DOES), Department of Assessments, Department of Transportation (DOT), State Department of Ecology (DOE), King County "911" Program, Office of Management and Budget, Deputy Prosecuting Attorneys' Office, King County Records and Election Division, Fire Marshal Division, Historic Preservation Program, Puget Sound Regional Council, Community and Human Services, Public Health Department

Issaquah

**Cities:** Eastside Fire and Rescue (No.1 0); King County Fire Protection District No. 25;

**Fire Districts:** King County Fire Protection District No. 40; King County Fire Protection District No. 43

Coal Creek Utility District; Sammamish Plateau Water & Sewer District; Soos Creek

**Water Districts:** Water and Sewer District: Cedar River Water and Sewer District

**Sewer Districts:** Coal Creek Utility District; Sammamish Plateau Water & Sewer District; Soos Creek Water and Sewer District: Cedar River Water and Sewer District

**School District:** Issaquah School District No. **411**

## **SUMMARY - File No. 2277**

The King County Water District No. 90 proposes to annex approximately 103.2 acres of land (one parcel). King County Water District No. 90 initiated this annexation proposal, based upon a citizen petition, pursuant to RCW 57.24.070 (Annexation of Unincorporated Territory) which permits annexation of territory by the District Board of Commissioners. A Resolution for Annexation was approved by the District in September of 2007.

The Serenity Estates Area is located entirely within the Rural Area of Unincorporated King County. The Serenity Estates site is generally south and east of SR 900. The site is generally north of May Valley Road and west of the Issaquah Hobart Road.

King County Water District No. 90 includes the Serenity Estates Area within its Comprehensive Plan. Annexation is being proposed by the King County Water District No. 90 at this time in order to facilitate the provision of coordinated water services (including fire flow service) to the subject property. At present, public water services are not provided to the undeveloped Serenity Estates Area. However, the site is permitted for development with low-density residential uses as authorized by King County. The District reports sufficient resources to provide services upon annexation for that development which is planned for Serenity Estates.

Serenity Estates Area will remain within the boundaries of Unincorporated King County. King County will continue to govern this territory. As such, annexation will not have any impact on land use designations, zoning, population allocations, or other public facilities/services associated with growth management planning for Serenity Estates Area. Provision of water service also supports environmental protection consistent with the County Comprehensive Plan. The proposed annexation will not affect other public services (e.g., policing, fire services).

King County Water District No. 90 representatives report that the proposed annexation is consistent with the King County Comprehensive Plan. The proposed action specifically addresses King County Countywide Planning Policies, including Policies CO-11, CO-15, F-229, and F-230 pertaining to the provision of public utilities (including water services) within the Rural Area. Sanitary sewer services are not permitted in the Rural Area.

King County Water District No. 90 representatives report that the proposed annexation complies with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the annexation would be consistent with Objective 1, providing for preservation of neighborhoods. This Area is linked by geographic features and social fabric (e.g., similar permitted land uses, open spaces, common terrain features) to nearby properties currently within the King County Water District No. 90 Service Area and within the District boundaries.

Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. For Serenity Estates Area, boundaries are primarily formed by roadways and by property lines. The Serenity Estates Area is co-terminus with existing King County Water District No. 90 Service Area boundaries.

Serenity Estates Area Annexation would also be consistent with Objective 3, which calls for the creation of logical service areas. Local property owners have petitioned for annexation in order that water services for this area may be efficiently coordinated by a single local government unit. The King County Water District No. 90 is prepared to annex and serve Serenity Estates Area.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. The Serenity Estates Area lies within the King County Water District No. 90 Comprehensive Plan boundaries and so this action is consistent with District plans to serve the area.

Objective 8 and Objective 9 are not applicable to this Notice of Intention.

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With the incorporation of Serenity Estates Annexation Area, the King County Water District No. 90 will develop plans for installation of water service systems to serve these properties. Costs for installation of water services would be borne by consumers. No significant changes to revenue or expenditures are expected to the District, King County, or the citizens of the community in conjunction with the proposed Serenity Estates Annexation.

Annexation will enable King County Water District No. 90 to provide water services necessary to support public health and safety for the residents of Serenity Estates Area.